

**SHELBY COUNTY BOARD OF COMMISSIONERS
AGENDA ROUTE SHEET**

Referred to Commission Committee (name) Hospitals & Health

For Commission Action on (date) June 1, 2009

A RESOLUTION approving a renewal of lease agreement in the amount of \$214,850.16 with Southland Mall Shopping, LLC, for three years, commencing on June 1, 2009 through May 31, 2012 for office and clinic space at Southland Mall Shopping Center, (Space 283 & 285) 1215 Southland Mall, Memphis, TN 38116 for the operation of a Public Health Clinic, and appropriation of said funds. This item requires the expenditure of County General Funds in the amount of \$116,478.72 and State Grant Funds in the amount of \$98,371.44. Resolution sponsored by Commissioner Joyce Avery.

CHECK ALL THAT APPLY BELOW:

 This Action does NOT require expenditure of funds.

 X This Item requires/approves expenditure of funds as follows (complete all that apply):

County General Funds: \$ 116,478.72 : County CIP Funds: \$

State Grant Funds: \$ 98,371.44 : State Gas Tax Funds: \$

Federal Grant Funds: \$

Other funds (Specify source and amount): \$

Other pass-thru funds (Specify source and amount): \$

Originating Department: Division of Health Services – PHS Clinical Services

APPROVAL:

Dept. Head: Johnathan Russell 544-7585 \ \
(Type your name & phone #.) (Initials) (Date)

Division Director: Yvonne S. Madlock 544-7583 \ \
(Type your name & phone #.) (Initials) (Date)

Finance Dept.: Michael A. Swift 545-4449 \ \
(Type your name & phone #.) (Initials) (Date)

County Attorney: Mary Bright 545-4963 \ \
(Type your name & phone #.) (Initials) (Date)

CAO/Mayor: James Huntzicker 545-4514 \ \
(Type your name & phone #.) (Initials) (Date)

ITEM NO: _____

PREPARED BY: Johnathan Russell

APPROVED BY: _____

A RESOLUTION approving a renewal of lease agreement in the amount of \$214,850.16 with Southland Mall Shopping, LLC, for three years, commencing on June 1, 2009 through May 31, 2012 for office and clinic space at Southland Mall Shopping Center, (Space 283 & 285) 1215 Southland Mall, Memphis, TN 38116 for the operation of a Public Health Clinic, and appropriation of said funds. This item requires the expenditure of County General Funds in the amount of \$116,478.72 and State Grant Funds in the amount of \$98,371.44. Resolution sponsored by Commissioner Joyce Avery.

WHEREAS, The Health Department desires to continue to lease property at 1215 Southland Mall, Memphis, TN 38116 to operate a Public Health WIC Immunization Clinic; and

WHEREAS, The Health Department and Southland Mall Shopping, LLC, have prepared a renewal of lease for 6,278 square feet of office and clinic space at 1215 Southland Mall, Memphis, TN 38116 for a period of not more than three (3) years; and

WHEREAS, The Health Department and Southland Mall, LLC have prepared an amendment to the said lease agreement to extend the lease for a period of thirty-six (36) months with rent payable at \$2,732.54 per month for space 283 for the period June 1, 2009 – May 31, 2012 for a total of \$98,371.44 and \$3,235.52 per month for space 285 for the period June 1, 2009 – May 31, 2012 for a total of \$116,478.72 representing a total expenditure of \$214,850.16.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SHELBY COUNTY, TENNESSEE, That the lease amendment with Southland Mall, LLC is hereby approved.

BE IT FURTHER RESOLVED, That the continuation of the said lease is subject to the conditions of the lease and the appropriation of funds for future years by the Shelby County Board of Commissioners.

BE IT FURTHER RESOLVED, That the County Mayor is hereby authorized to execute the aforementioned agreement on behalf of the Shelby County Government, an executed copy of which is to be placed on file in the Purchasing Department.

BE IT FURTHER RESOLVED, That funds in the amount of \$32,227.52 are hereby appropriated from FY 2009-2010 Operating Budget Account Number 349-400582-6798 and funds in the amount of \$39,389.20 are appropriated from FY 2009-2010 Operating Budget Account Number 010-400582-6798.

BE IT FURTHER RESOLVED, That the County Mayor and the Director of Administration and Finance are authorized to issue their warrant or warrants in amounts not to exceed \$214,850.16 to Southland Mall, LLC, and to take proper credit in their accounting therefore.

A C Wharton, Jr., County Mayor

Date: _____

ATTEST:

Clerk of County Commission

ADOPTED: _____

SUMMARY SHEET

I. Description of Item

Request approval of a renewal of lease agreement and appropriation of funds in the amount of \$214,850.16.

This renewal of lease agreement is between the Health Department and Southland Mall Shopping, LLC., have prepared a renewal of lease for 2839 & 3439 square feet of office and clinic space at Southland Mall Shopping Center, 1215 Southland Mall, TN 38116 for a period of not more than three (3) years. This space will continue to be used by the Health Department to operate a Public Health Clinic.

II. Source and Amount of Funding

General Fund Clinical Services FY 2010 Operating Budget	
Account No. 010-400563-6798	\$39,389.20

WIC Health Services Grant FY 2009-2010 Operating Budget
Account No. 349-400582-6798 **\$32,227.52**

III. Contract Items

- A. This contract is for the renewal of a lease of 2,839 square feet (for space 283) and 3,439 square feet (for space 285) of office and clinic space with a monthly rental as scheduled on the attached lease for this resolution.**
- B. This lease agreement is for a period of not more than three (3) years commencing on June 1, 2009 through May 31, 2012. Total expenditures are not expected to exceed \$214,850.16.**

IV. Additional Information Relevant to approval of this item

- **Clinic has expanded services of public health.**
- **Clinic is a full-time (five {5} days a week) clinic.**
- **Staffing the Southland Mall Clinic does not require any additional employees.**
- **The Health Department’s Southland Mall Public Health Clinic utilizes this space to provide basic public health services including; immunizations, WIC, nutrition education, well-child exams and HIV rapid testing. The clinic sees approximately 2,500 patients monthly. This suite houses medical records, patient waiting and check-in, nutrition education providers and a demonstration kitchen.**